



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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October 17, 2013

Brian Boy  
Cornerstone Holdings, LLC  
9695 Norfolk Avenue  
Laurel, Maryland 20723

RE: WP-14-034, Parkside Estates

Dear Mr. Boy:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director approved your request to waive Section 16.144(p) of the Subdivision and Land Development Regulations, which states that within 120 days of final plan approval the developer must pay all required fees to the County and shall post all monies and file appropriate surety; and Section 16.144(q) of the Subdivision and Land Development Regulations, which states that within 180 days of final plan approval, the developer shall submit the final subdivision plat original to the Department of Planning and Zoning for signatures and recordation.

Approval is subject to the following conditions:

1. The deadline date to pay all fees, post all monies and file appropriate surety is hereby extended for an additional sixty days from the November 7, 2013 deadline date until January 6, 2014.
2. The deadline date to submit the final plat to the Department of Planning and Zoning is hereby extended for an additional sixty days from the January 6, 2014 deadline date until March 7, 2014.

Review Comment – The waiver petition file number, requested section, approval date and conditions of approval shall be indicated on the final plat as a general note.

Our decision was made based on the following:

*Extraordinary Hardship or Practical Difficulty (justification from applicant)*

A condition of plan approval was that the developers place a public easement over the portion of the storm drain within the public property. When the Mylar's were submitted for signature, it was determined that the public/private condition of the storm drain was not acceptable. The plan is being revised per SRC agency comments; however, the review process of this revision is likely to extend into the normal timeframe for preparation of the Developer's Agreements. Failure to execute the Developer's Agreements and submit the Mylar's for signature by the deadline date would result in the plan being voided, thus incurring additional expenditures from the owner to either reinstate the plan or start again.

*Not Detrimental to the Public Interest (justification from applicant)*

Approval of this waiver petition will simply delay the development/construction process for a short period. The public interest will be served as the property development will continue as planned, and as approved through the regulatory process. No public safety issues will be created by this extension.

*Will not Nullify the Intent or Purpose of the Regulations (justification from applicant)*

The intent of the regulations are to provide a timetable for developers, builders and engineers (private sector) to adhere to in order to maintain adequate available public services. All necessary design requirements for this development have been provided and approved. Extension of the submission period will allow the project to come to completion without significant additional time invested by County Staff, and ultimately provide dedication to Howard County parkland, a public pedestrian access to North Laurel Park and frontage dedication and improvements to Whiskey Bottom Road.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for the time period specified in the conditions of approval or as long as this subdivision remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at [jboone@howardcountymd.gov](mailto:jboone@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Chief  
Division of Land Development

KS/jb

cc: Research  
DED  
Real Estate Services  
Benchmark Engineering, Inc.